

Our Ref: 1155

3 September 2020

Chief Executive Officer
City of Armadale
Locked Bag 2
Armadale
Western Australia 6992

Dear Sir/Madam,

LOT 510 (NO. 22) RIVA ENTRANCE, PIARA WATERS
APPLICATION FOR PLANNING APPROVAL – CHANGE OF USE TO ‘CONSULTING ROOMS’

Dynamic Planning and Developments Pty Ltd acts on behalf of the proponent of Lot 510 (No. 22) Riva Entrance, Piara Waters (herein referred to as the ‘subject site’) in support of an application for an Approval to Commence Development for a change of use to ‘Consulting Rooms’.

For submission purposes, we provide the following information:

- This concise submission providing details of the proposed use and relevant planning commentary;
- A copy of the Certificate of Title (**Attachment 1**);
- Proposed Development Plans (**Attachment 2**); and
- A completed City of Armadale Development Application Form and MRS Form 1.

Site Details

Lot 510 (No. 22) Riva Entrance, Piara Waters is located within the municipal area of the City of Armadale (City) and is approximately 21km from the Perth CBD. The subject site fronts Riva Entrance, with vehicular access from the rear laneway, Rodez Link.

The site itself contains a single residential dwelling with associated detached double car garage. The subject site is located within the Development Area 31 - North Forrestdale. The site adjoins single residential dwellings to the east and west, and is 10 metres east of the Piara Medical Centre. Figures 1 and 2 below demonstrate the site within its regional and local context respectively.



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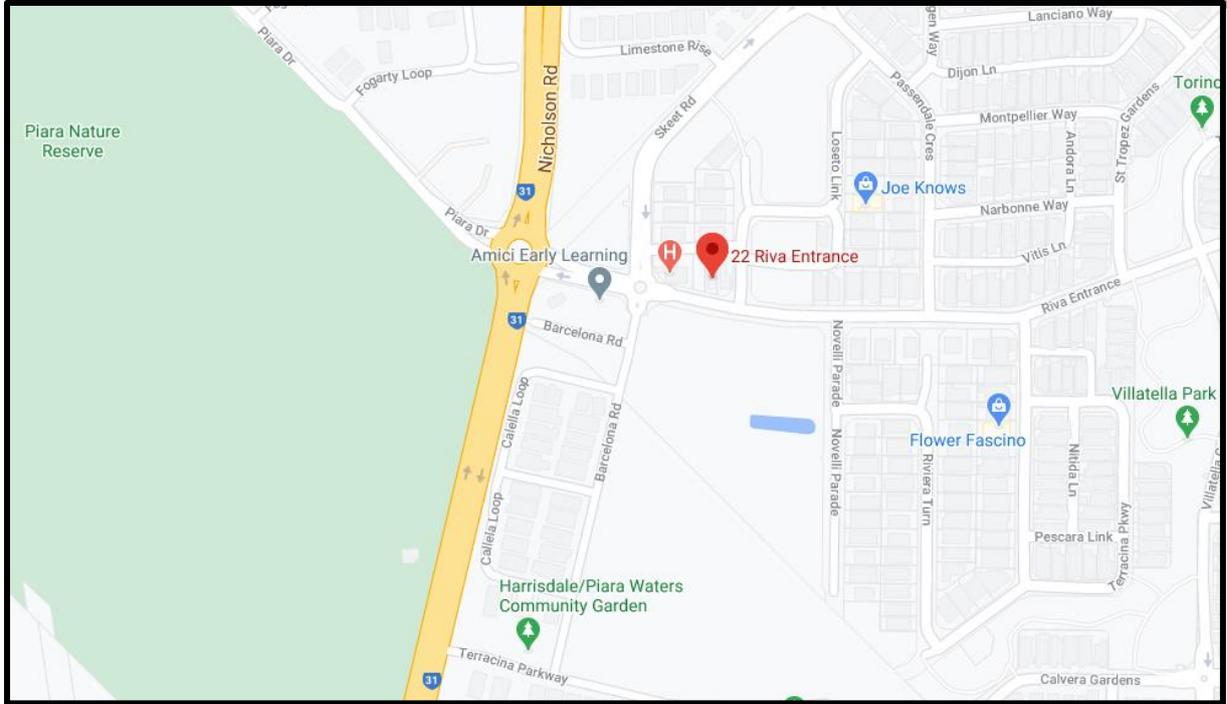
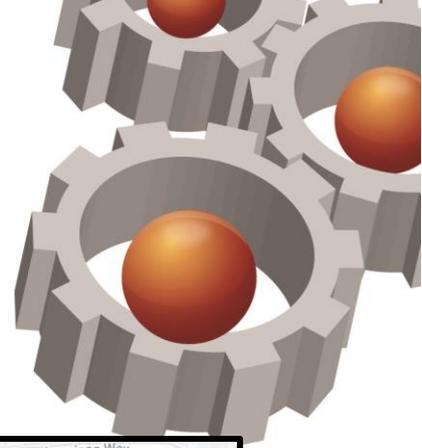


Figure 1 – Regional Context

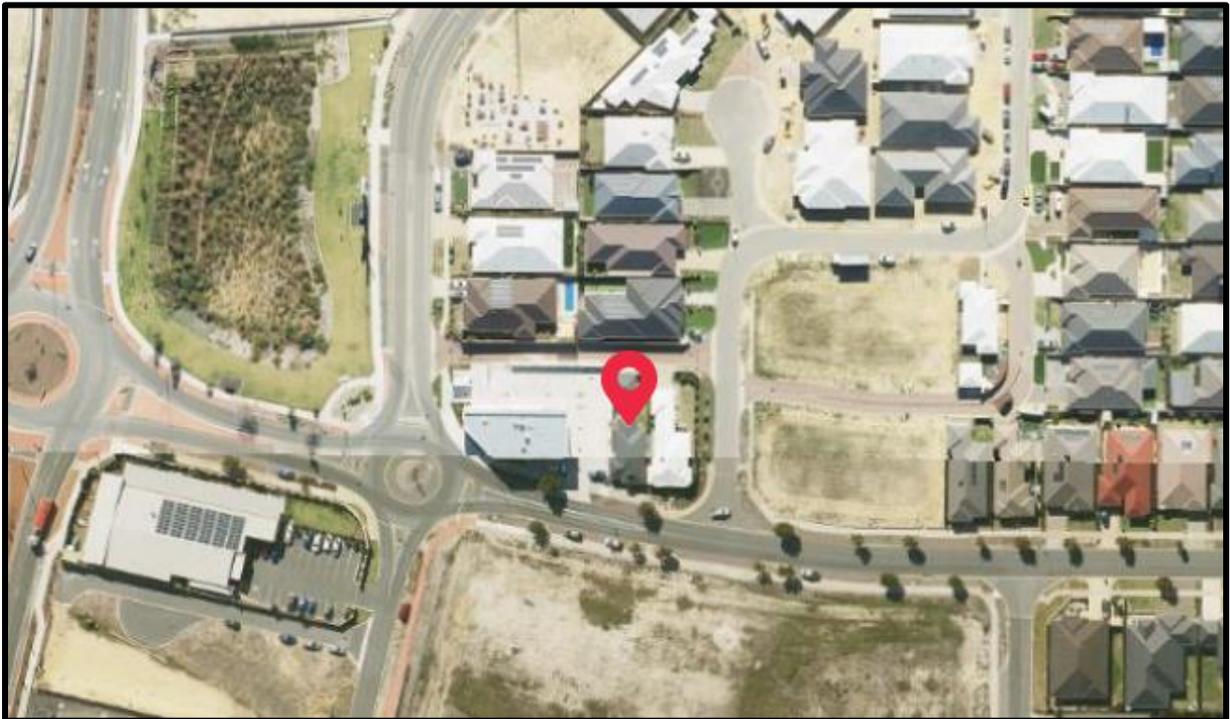


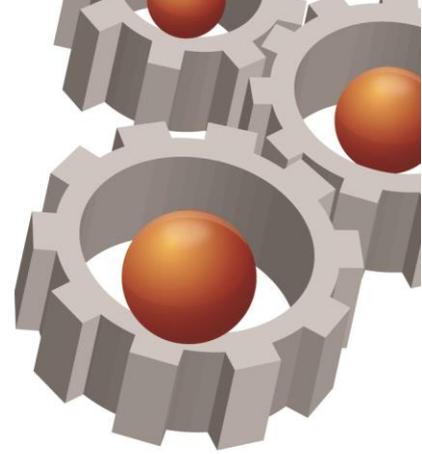
Figure 2 – Local Context

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Proposal

As mentioned above, this proposal intends to seek an Approval to Commence Development for a change of use to 'Consulting Rooms'. The proposed business intending to occupy the subject site is an allied health facility which will use the site to provide physiotherapy services to its patrons. The facility intends to operate with one medical practitioner consultant and one administrative receptionist.

An overview of the proposed business operations has been provided below:

- Staff numbers: 1 consultant and 1 administrative receptionist
- The proposed operating hours will be in accordance with the below:
 - Monday to Friday – 8AM – 9PM; and
 - Saturday and Sunday -8AM – 6PM

An internal floor plan layout is contained as **Attachment 2** of this submission which illustrates how the existing premises may be utilised as a 'Consulting Rooms' business.

Zoning, Land Use and Permissibility

Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). The proposed 'Consulting Rooms' land use is deemed consistent with the land use objectives for land zoned 'Urban' under the MRS.

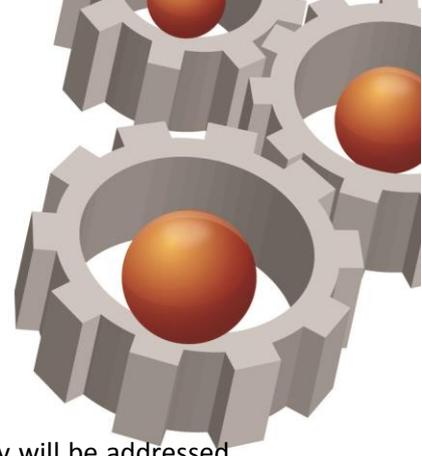
City of Armadale Town Planning Scheme No. 4

The subject site is zoned 'Urban Development' under the provisions of the City of Armadale Town Planning Scheme No. 4 (TPS 4), whereby the objectives of the zone are to:

- a) *To provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive Structure Plan which is able to respond to changing circumstances throughout the developmental stages of the area.*
- b) *To promote the sustainable development of new urban communities in accordance with the social, environmental and economic goals of the local government of Armadale.*

TPS 4 further states:

In the case of the Urban Development Zone and Industrial Development Zone the general permissibility of land uses shall be determined by reference to the specific zone identified on the Structure Plan in accordance with Part 4 of the Deemed Provisions.



In light of the applicable zoning under TPS4, the applicable land use permissibility will be addressed with reference to the City of Armadale Development Area No. 31 - North Forrestdale (Stage Two / South East) Structure Plan.'

In addition to the applicable zoning TPS4 also provides definitions of the various land uses capable of approval. Of relevance to this application is the 'Consulting Rooms' land use which is defined as:

means premises used by no more than 2 health consultants for the investigation or treatment of human injuries or ailments and for general outpatient care

It is considered that the proposed business intending to occupy the site to provide physiotherapy services is entirely consistent with the 'Consulting Rooms' land use definition.

City of Armadale Development Area No. 31 - North Forrestdale (Stage Two / South East) Structure Plan

The subject site is zoned 'Residential R40' under the provisions of the City of Armadale Development Area No. 31 - North Forrestdale (Stage Two / South East) Structure Plan.

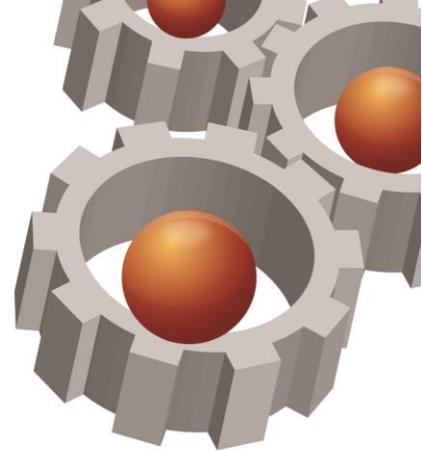
The objectives of the 'Residential' zone (as defined under TPS 4) are to:

- a) To provide for a range of housing and a choice of residential densities to meet the needs of the variety of household types which make up the community.
- b) To **provide for a range of associated compatible activities and development, which will assist in the creation of efficient and sustainable residential neighbourhoods.**
- c) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.

The proposed 'Consulting Rooms' land use is 'Discretionary (A)' in the 'Residential' zone meaning that the use is capable of approval pending the City exercising its discretion in granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions, and compliance with the applicable development requirements (discussed in detail below).

The change of use of the site from 'Single House' to 'Consulting Rooms' is considered to warrant favourable consideration and subsequent approval by the City on the basis that:

- The proposed land use is capable of approval. To this end, the proposed 'Consulting Rooms' land use is considered to provide a useful service for the local community and is complementary to the nearby Piara Waters Medical Centre.
- The only proposed changes to the site consist of additional paved area in the rear of the site in order to increase on-site parking, and internal fit out of the existing building. No changes are proposed to the external of the existing building.



- The proposed business operations are minor in nature, with only one health consultant practicing at the premises. The day to day operation of the use does not involve any excessive noise or the generation of dust or light which may have a detrimental effect on nearby residents or tenancies.

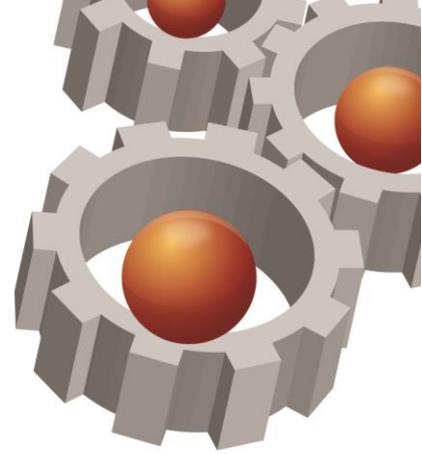
Development Requirements

The proposal does not require assessment against the applicable development requirements contained under the provisions of the City of Armadale TPS 4 and the applicable local planning policies on the basis that the proposed business is going to simply occupy an existing premise. Internally, the proposal will undertake a fit-out to suit the requirements of the business.

In this regard, the only relevant development requirement relates to car parking and the relevant parking requirements as outlined in TPS 4 Schedule 7A – Car Parking Standards, which states the minimum parking standard for ‘Consulting Rooms’ as ‘6 spaces for every consulting room used at any one time’. The proposal includes provision of 5 bays on site, and therefore has a one bay shortfall in the provision of on-site parking.

The minor car parking shortfall is considered justified for the following reasons:

1. The demand for the proposed consulting rooms business is such that there will very rarely be more than two patients on site at any one time (i.e. one receiving treatment and one in the waiting room). In this regard it is considered that only two bays are required for patrons and two bays for the respective staff members equating to a parking demand of four (4) ways which the site has easily accommodated).
2. The facility will be owned and operated in conjunction with the adjoining medical centre development, in this regard it is envisaged that patients may park in the adjoining medical centre parking and visit the subject site in a reciprocal parking arrangement. This would alleviate any concerns with the proposed 1 bay parking shortfall.
3. There are a number of on-street parking bays within close proximity to the subject site, in this regard the on-street parking bays will alleviate any on-site parking shortfall and in reality these bays will be occupied first given the ease of access from Riva Entrance.
4. The availability of pedestrian infrastructure and location in a predominantly residential zone is considered to encourage patrons to travel to the site on foot which will further reduce the demand on the private car.



Conclusion

In light of the above, the proposed change of use to 'Consulting Rooms' is considered appropriate within its context and warrants favourable consideration and approval for the following reasons:

- The proposal is consistent with the provisions of the MRS;
- The proposal aligns with the intent and objectives of the City of Armadale Town Planning Scheme No. 4;
- The proposal is consistent with the definition of 'Consulting Rooms' which is an 'A' land use within the 'Residential' zone under the City of Armadale Development Area No. 31 - North Forrestdale (Stage Two / South East) Structure Plan; and
- The proposed change of use only results in a minor car parking shortfall which is considered to be entirely appropriate for approval in light of the relevant justification that has been provided.

As such, we respectfully request that the City of Armadale support and approve this proposed change of use.

Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact the undersigned.

Yours faithfully,

Reegan Cake
Senior Planner

Enc.

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